



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**Planning Services  
Division**

Paul Thompson  
Deputy Director of Planning

**HEARING DATE:** 04/12/2012

**ITEM NO.:** 1

**TIME:** 10:05 am

**TO:** Placer County Planning Commission

**FROM:** Development Review Committee

**DATE:** April 5, 2012

**SUBJECT:** Subdivision / Conditional Use Permit Modification - SUB-422/CUP-3006  
(PCPMT20110367)  
Gated Entry for Terracina Subdivision  
Categorical Exemption

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**COMMUNITY PLAN AREA:** Granite Bay Community Plan

**COMMUNITY PLAN DESIGNATION:** Rural Estate (4.6 – 20 acre min.)

**STAFF PLANNER:** Roy Schaefer, Associate Planner

**LOCATION:** The project site is located within the Terracina Subdivision which is at the intersection of Laird Road and Terracina Lane, approximately 0.7 miles north of Cavitt Stallman Road in the Loomis area.

**APPLICANT:** Tiffany Bell on behalf of the Terracina Owners' Association

**PROPOSAL:** The applicant on behalf of the Terracina Owners' Association is requesting approval of a Gated Entry on Terracina Lane for the Terracina Subdivision.

**CEQA COMPLIANCE:** The project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures).

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Community Development/Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District, and the Granite Bay Municipal Advisory Council (GBMAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report. All public comments received are attached to this staff report.

**PROJECT DESCRIPTION:**

The applicant is requesting approval for a gated entry that incorporates two pedestrian gates and three pilasters. All of the proposed entry structures would be located within the right-of-way of Terracina Lane. The entry gates are proposed to be 8-feet, 11-inches in height, the two pedestrian gates are 7-feet, 1-inch in height and the three pilasters are 10-feet in height. The proposed gates are located approximately 52 feet from the east end of the existing landscaped median near the project's entrance at Terracina Lane and Laird Road.

**BACKGROUND:**

Terracina Subdivision was originally approved on May 27, 2004 by the Placer County Planning Commission as a 17-lot single-family planned residential development on 83 acres. On August 10, 2004, the Placer County Board of Supervisor's took action to approve the necessary rezone application (RA-B-X-4.6 acres to RA-B-X-4.6 acres PD 0.22) that allowed the property to be developed as a planned residential development.

**EXISTING LAND USE AND ZONING:**

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Residential Agricultural, Combining 4.6 acre minimum, Combining Planned Residential Development 0.22 units per acre (RA-B-X 4.6 AC. MIN. PD=0.22)	Rural Estate (4.6-20 acre minimum)	Residential Subdivision
North	Residential Agricultural, Combining 4.6 acre minimum (RA-B-X 4.6 AC. MIN.)	Rural Estate (4.6-20 acre minimum)	Residential Land Use
South	Residential Agricultural, Combining 4.6 acre minimum (RA-B-X 4.6 AC. MIN.)	Rural Estate (4.6-20 acre minimum)	Residential Land Use
East	Residential Agricultural, Combining 4.6 acre minimum (RA-B-X 4.6 AC. MIN.) & Residential Single-Family, Combining Agricultural, Combining 40,000 sq. ft. minimum (RS-AG-B-40) & Residential Agricultural, Combining 100,000 sq. ft. minimum (RA-B-100).	Rural Estate (4.6-20 acre minimum) & Rural Low Density Residential (0.9-2.3 acre minimum)	Residential Land Use
West	Residential Agricultural, Combining 4.6 acre minimum (RA-B-X 4.6 AC. MIN.)	Rural Estate (4.6-20 acre minimum)	Residential Land Use

### **ZONING ADMINISTRATOR:**

The Zoning Administrator considered the gated entry request on February 12, 2012. During the Public Hearing, the Zoning Administrator listened to reports from the Development Review Committee staff and received testimony (oral and written) from the public and the applicant. The applicant and property owner's from the subdivision raised a number of security issues in support of their request. Public testimony against the proposed gated entry was based on the issue of "significant extenuating circumstances". After consideration of all testimony, staff's comments, and correspondence, the Zoning Administrator took action to approve the gated entry request. After the hearing, and after an appeal had been filed, it was realized by Staff that the project's Conditions of Approval, specifically Condition 73, disallows controlled access gates in this subdivision. The authority to modify conditions of approval for subdivisions falls under the purview of the Planning Commission, not the Zoning Administrator in this particular case.

### **DISCUSSION OF ISSUES:**

#### **GRANITE BAY COMMUNITY PLAN**

This application was submitted on November 18, 2011; the revised and updated Granite Bay Community was adopted by the Board of Supervisors on February 28, 2012. It has been determined that this application must be consistent with the Community Plan that was in effect on the date that the application was deemed complete. This application was deemed complete prior to the February 12, 2012 Zoning Administrator hearing.

Goal 1, Policy 15 of the 1989 Granite Bay Community Plan Circulation Element states that "Gated subdivisions shall not be allowed unless there are significant extenuating circumstances". In this particular case, Terracina property owners have provided testimony regarding security issues within the subdivision, including vandalism, break-ins, theft, including recent arrests. It is Staff's opinion that a gated entry at this location would eliminate unauthorized traffic from entering the subdivision and would help to alleviate related security and safety concerns. As such, Staff has concluded that the proposed gated entry would be consistent with the 1989 Granite Bay Community Plan and meet the intent of Goal 1, Policy 15.

#### **GATED ENTRY**

The Engineering & Surveying Department's primary concern regarding a gated subdivision road entrance is vehicle safety. A passenger vehicle or single unit delivery truck which cannot gain access through a subdivision gate should be able to safely maneuver in a forward direction and turn around. The safe maneuvering of a vehicle on private roads and County roads is of significant concern to County Registered Civil and Traffic Engineers.

The applicant is proposing to construct a gate across the existing two lane private roadway (Terracina Lane) which would provide for an approximate 49-foot diameter turnaround (face of curb to face of curb) in front of a gate. The applicant proposed turnaround would allow a "typical" vehicle to turnaround between the gate and the call box island and exit onto Laird Road in a forward facing direction. However, larger vehicles, such as delivery trucks (any

vehicles longer than approximately 22 feet) would have to make a three or more point turn within the existing two lane private roadway pavement to turn around. Staff has concluded a three-point turn around for these larger vehicles is an acceptable design solution to this specific proposal.

The proposed gated entry design allows for adequate sight distance and stacking of vehicles along Terracina Lane as the gate would be located approximately 175 feet from the Terracina Lane/Laird Road intersection. Aesthetically, the gated entry would incorporate the same design features that exist at the project's entrance, including the proposed pedestrian gates, which would remain open from dawn to dusk. As proposed, the gated entry would result in minimal sight disturbance and would have limited visibility from Laird Road.

#### GRANITE BAY MUNICIPAL ADVISORY COUNCIL

On April 4, 2012 the Granite Bay Municipal Advisory Council (MAC) voted 5 to 0 to recommend that the Planning Commission approve the proposed gated entry at the entrance to the subdivision. Approval of the gated entry with a condition that the gate design complies with Section 4.2.6 "Residential Subdivision Gating" of the 2012 Granite Bay Community Plan. (Attachment F)

#### **RECOMMENDATION:**

The Development Review Committee recommends **approval** of the Subdivision/Conditional Use Permit modification to allow a gated entry for Terracina Subdivision, including pedestrian gates, pilasters and connecting walls as shown in the Site Plan and as depicted within the right-of-way of Terracina Lane, based on the following findings and recommended conditions of approval.

#### **FINDINGS:**

##### CEQA FINDINGS

1. The project is categorically exempt from environmental review pursuant to provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures).

##### SUBDIVISION MODIFICATION FINDINGS

1. The proposed project is consistent with all applicable goals and policies of the Placer County General Plan and 1989 Granite Bay Community Plan. The proposed gated entry located within the existing Terracina subdivision will provide for acceptable vehicle site distance, vehicle stacking, and the 49-foot diameter turnaround would be adequate so that it does not constitute a danger to the public health, safety and welfare.
2. The proposed project is consistent with all applicable goals and policies of the 1989 Granite Bay Community Plan, specifically Goal 1, Policy 15, which states "Gated subdivisions shall not be allowed unless there are significant extenuating circumstances". The applicant has provided evidence into the record that significant extenuating circumstances do exist as they relate to security issues within the Terracina Subdivision

including vandalism, break-ins, and theft, and that a gated entry would increase security and alleviate safety concerns for residents.

#### CONDITIONAL USE PERMIT MODIFICATION FINDINGS

1. The proposed project is consistent with all applicable provisions of Placer County Zoning Ordinance.
2. The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County. The gated entry is designed so as to not block vehicle site distance along Laird Road and will provide for more than adequate stacking of vehicles so as to not impact traffic at the Terracina Lane/Laird Road intersection. Additionally, the gated entry will provide for increased security for Terracina Subdivision residents.
3. The proposed project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development as the gated entry is located approximately 175 feet from the right-of-way of Laird Road, and is designed to utilize similar materials and colors as the existing architectural entry features at Terracina Subdivision, consistent with the 1989 Granite Bay Community Plan.
4. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project site, as the Terracina subdivision already exists and will not generate any additional vehicle trips.

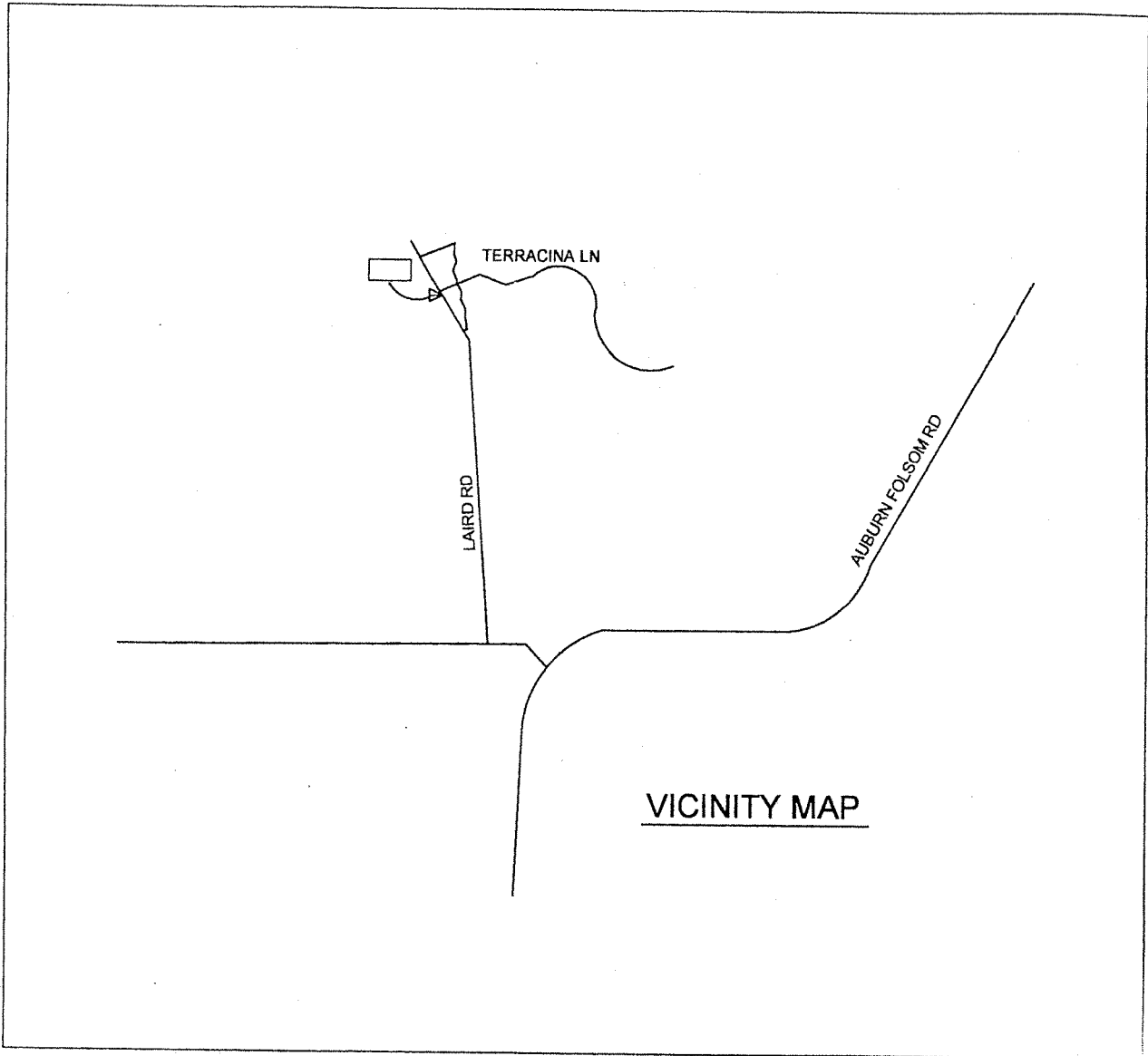
Respectfully submitted,

  
Roy Schaefer  
Associate Planner

#### ATTACHMENTS:

Attachment A – Vicinity Map  
Attachment B – Site Plan  
Attachment C - Meredith Engineering Letter dated February 2, 2012  
Attachment D – Public Correspondence  
Attachment E – Recommended Terracina Subdivision Conditions of Approval  
Attachment F – Section 4.2.6 “Residential Subdivision Gating” of the 2012 Granite Bay Community Plan

cc: Tiffany Bell – Applicant / Terracina Owners' Association  
Phil Frantz - Engineering and Surveying Department  
Laura Rath - Environmental Health Services  
Lisa Carnahan – Air Pollution Control District  
Karin Schwab - County Counsel  
Paul Thompson – Deputy Director of Planning





February 2, 2012

Placer County  
3091 County Center Drive  
Auburn CA 95603

Attention: Mr. Phil Frantz

Dear Phil:

Reference: Request to Construct Gates for Terracina

On behalf of the Terracina Owners Association, we are requesting an exception to the requirements of the County Land Development Manual. The association wishes to construct a gate at the entrance of their existing neighborhood. The Terracina neighborhood was constructed in 2006 and includes 17 single family lots off of Laird Road. The existing entrance to the community is Terracina Lane. This entry road is approximately 52' wide including a 26' wide median for a distance of approximately 110'. The road then crosses a natural wetland area and narrows to a width of 25' before reaching the first lot in the community. The association would like to construct a gate on Terracina lane approximately 50' beyond the end of the existing median. We have reviewed the proposed gate location and believe that the proposed gate meets all but one of the criteria shown on the County's standard detail for a private gated entrance. We are requesting an exception to allow for a roadway width of approximately 52' at the end of the median instead of the 75' per the standard drawing. We have checked the maneuvering room provided and believe that vehicles can safely make a U-turn to exit the entrance if they are unable to open the gate. The attached exhibit shows the existing roadway, the proposed gate location, and a turning template for a Fed-Ex delivery truck that can make a complete U-turn on the existing road. The existing topography adjacent to the roadway at the proposed gate location would require significant retaining walls to be constructed and/or impacts to the natural wetlands in order to reconstruct the entrance to dimensions of the standard detail for private gated entrances. We request that you approved this exception request so the association may construct their proposed gate without widening the existing road as shown on the attached exhibit.

If you have any questions on this proposal, please contact me.

Sincerely,

**MEREDITH ENGINEERING INC.**

*Jared Meredith*  
Jared Meredith, P.E.

President

jmeredith@meredithengineering.com





Nicole Hagmaier

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From: Jane Negri [grammynegri@yahoo.com]  
Sent: Tuesday, February 14, 2012 12:55 PM  
To: Placer County Planning

Follow Up Flag: Follow up  
Flag Status: Completed

George Rosasco

Feb.14,2012

Zoning Administrator/Parcel Review Committee

I will not be able to attend the hearing on Feb.16<sup>th</sup> concerning granting Variance (PVAA 20110367) for the Terracina Subdivision to have a gated entrance. I would like to express my concern that this project was approved with no gates and nothing has changed in the area to now warrant a gate. There is no school in the area, a shopping center has not been built across the street, and there is no large church that might use their streets for parking. The area is exactly the same as when the original plan was approved.

The request for this variance is in conflict with the goals of the Granite Bay Community Plan. One of the main goals is, "To protect and preserve the unique rural character of the community and maintain the identity of Granite Bay as a scenic, tranquil, family-oriented rural/residential community compatible with the area's physical constraints and natural features." The addition of an 8-11ft gate and 10ft high pilasters is not in keeping with the surrounding homes. This is a very rural setting and these added structures will stand out and separate this subdivision from the rest of the area. One of the purposes of our Circulation Element as stated on p.1 of Exhibit B in the 2005 update is to, "retain and enhance the rural and scenic qualities of the area". This addition does neither, it is in visual opposition to the rural area and it will detract from the natural scenic beauty of Laird Rd.

The policy in the Circulation Element that directly addresses this is # 15 on p3 of the 2005 update, "Gated subdivisions shall not be allowed unless there are significant extenuating circumstances. New subdivisions shall include roadway connections to adjacent subdivisions or provisions to connect to adjacent vacant lands subject to development. Gated subdivisions that are allowed shall incorporate provisions for emergency service providers to operate the gates automatically from the emergency service vehicle." There are no extenuating circumstances that make it necessary for this subdivision to add gates after their plan was already approved without gates. I would ask that you do not grant their variance.

Thank You, Jane Negri

4502 Olive Ranch Rd

Granite Bay, ca. 95746



**RECOMMENDED CONDITIONS OF APPROVAL - TENTATIVE  
MAP/CONDITIONAL USE PERMIT - "TERRACINA PLANNED  
DEVELOPMENT" (SUB-422/CUP-3006 )**

***THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.***

1. This project is approved as a 17-lot single-family residential Planned Development (SUB-422/CUP-3006) on 83 acres. The project will be built in a single phase. Approval of this project is contingent on Board of Supervisors approval of concurrent rezoning application (REA-911).

On April 12, 2012 the Planning Commission approved the Subdivision and Conditional Use Permit (PCPM20110367) modification to allow an 8-foot 11-inch high gated entry that incorporates three 10-foot high pilasters and two 7-foot 1-inch high pedestrian gates within the right-of-way of Terracina Lane. The pedestrian gates shall remain open to the public from dawn to dusk seven days a week. (Conditions 1 and 73 were modified, new conditions 27, 28, 74, 95, 96, 97 and 99 numbering will change due to additions.)

2. The following Condition #'s ip3 (MM), 6, 7, 8(MM), 12(MM), 15(MM), 20, 21, 24, 25, 26, 27; g 3, 4, 7; rt12, 15, 19; ps2, 5; v8, 14; cr2; eh 1, 3, 14, 16, 20, 22, 23, 25, 37, 38, 40; mc10, 11 and ep1, apply to this project as printed in *Placer County Land Development Departments' Sample Conditions*, Volume 7, Number 2, dated August 8, 2001.

A) MM Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. **(CR/MM)** (DPW)

B) Sewage Disposal: The Improvement Plans shall not be approved by the DPW until the Environmental Health Services is satisfied with the on-site sewage disposal plans. Any on-site sewage disposal area within 50' of any planned construction shall be shown on the Improvement Plans. **(CR)** (EHS)

C) The connection of each existing residence within this project to public sanitary sewers is required, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. **(CR)** (EHS/DPW)

D) MM All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to

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provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(SR/CR)** (DPW)

E) MM Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. The DPW may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(CR/MM)** (DPW)

F) MM **ADVISORY COMMENT:** This project is subject to construction-related storm water permit requirements of the Federal Clean Water Act National Pollutant

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Discharge Elimination System (NPDES) program. Any required permits shall be obtained through the State Regional Water Quality Control Board or EPA. **(FR/SR)** (DPW)

G) Provide the DPW with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(CR)** (DPW)

H) Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. **(CR)** (DPW)

I) The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Departments of Environmental Health Services and Public Works a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(CR)** (DPW/EHS)

J) An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the DPW prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(CR)** (DPW)

K) Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(CR)** (DPW)

L) Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. **(CR)** (DPW)

M) Before any grading or clearing occurs on the project site, within 50' of any on-site sewage disposal area, the on-site sewage disposal area of any affected lot shall be fenced off with fluorescent construction fencing and clearly marked with a sign that states "KEEP OFF! Reserved for Sewage Disposal Only". **(CR)** (DPW/EHS)

N) In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. **(CR/MM)** (DPW/PD)

O) If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (DPW)

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P) Roadway improvements, constructed with each project phase, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as required by DPW. As each road is extended into other project phases, these turn-around improvements shall be removed or modified as required. **(CR)** (DPW)

Q) An Encroachment Permit shall be obtained from DPW prior to Improvement Plan approvals for any landscaping within public road rights-of-way. **(CR)** (DPW)

R) Proposed road names and alternatives shall be submitted to the local postal authority for written comments and shall be approved by the DPW prior to Improvement Plan approval. **(CR)** (DPW)

S) Prior to the approval of the Improvement Plans, submit to Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. **(CR)** (EHS)

T) Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development road names and box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. **(FR/CR)** (DPW)

U) No watering or irrigation of any kind shall be allowed within the dripline of native oak trees within the project boundaries. **(CR/MM)** (PD)

V) The wetlands report shall be field verified by the U.S. Army Corps of Engineers, the U. S. Fish and Wildlife Service, and the California Department of Fish & Game as deemed necessary by DRC prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the DRC shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals. **(FR/SR/CR/MM)** (PD)

W) If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

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Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(SR/CR/MM)** (PD)

X) Structures within the project, whose well(s) and/or septic system(s) are abandoned/destroyed shall be appropriately connected to on-site or public replacement facility to the satisfaction of Environmental Health Services prior to Final Occupancy approval. **(CR)** (EHS)

Y) The domestic water supplying entity shall be in compliance with the requirements of Placer County Code, Section 19.100(e)(5). **(SR/CR)** (EHS)

Z) The project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(CR)** (EHS)

AA) Properly destroy, under permit and inspection, the existing well(s) and septic system(s) located within the project site. Said destruction shall be shown on the Improvement Plans. **(CR)** (EHS)

BB) Industrial and other non-domestic wastes shall not be disposed of in the on-site sewage disposal system at any time. **(FR/SR/CR)** (EHS)

CC) **ADVISORY COMMENT:** Animal solid waste shall be handled, stored, and removed in accordance with the provisions of Placer County Code, Article 8.16 (formerly Section 9.14). **(SR/CR)** (EHS)

DD) Surface bodies of water shall be constructed and maintained to reduce potential or actual mosquito breeding habitat. Biota-oriented management such as use of mosquito feeding fish are advocated. The management/maintenance program shall be approved by Environmental Health Services. **(CR/MM)** (EHS)

EE) If at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. **(SR/CR)** (EHS)

FF) **ADVISORY COMMENT:** Road cuts, grading, or new structure construction must not conflict with the approved sewage disposal area and replacement area and maintain required setback distances specified in Placer County Code, Section 4.45 (Table 1). **(CR)** (EHS)

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GG) **ADVISORY COMMENT:** The approved on-site sewage disposal system area and the 100% replacement area must remain unaltered and available, free of vehicular traffic, parking, structures of any type, or soil modification. **(CR)** (EHS)

HH) **ADVISORY COMMENT:** If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(CR)** (EHS)

II) During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(CR)** (DPW)

JJ) Pursuant to Government Code, Section 66474.9(b), applicant(s) agrees as a condition of issuance and use of this Permit to defend, at their sole expense, any action brought against the County because of issuance of this Permit, or in the alternative, the relinquishment of such Permit. Applicant(s) will reimburse the County for any court costs and attorney's fees which the County may be awarded by a court, to pay, as a result of such action. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of their obligations under this condition. **(SR)** (PD)

KK) The applicant shall prepare and submit to the Department of Public Works (DPW), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 (formerly Chapter 19) of the Placer County Code; pay all current map check and filing fees. **(SR/CR)** (DPW)

- 3 Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Department with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. **(CR)** (PD)

## **IMPROVEMENTS/IMPROVEMENT PLANS**

4. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the DPW for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency

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signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.

**ADVISORY COMMENT:** Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. **(SR/CR/MM) (DPW)**

**ADVISORY COMMENT:** Technical review of the Final Map shall not commence until the Improvement Plans are approved by the DPW. **(CR)(DPW)**

The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application.

5. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation per Condition #33, for the review and approval of the DRC (and Parks Division if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements. **(CR/MMIP) (PD/DFS)**
6. MM Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include (but are not limited to): Minimizing drainage concentration from impervious surfaces, construction management techniques, and erosion protection at culvert outfall locations. **(CR/MM) (DPW)**
7. MM Submit to DPW, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:
  - A) Road, pavement, and parking area design
  - B) Structural foundations, including retaining wall design (if applicable)

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- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (*i.e.*, groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. The certification may be completed on a Lot by Lot basis or on a tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(SR/CR/MM) (DPW)**

8. MM Water quality/erosion treatment facilities (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development / Redevelopment (or other similar source as approved by the DPW). BMPs for the project include, but are not limited to: **(CR/MM)(DPW)**
  - A) Grass lined swales / vegetated swales.
  - B) Water quality interceptor devices.
  - C) Water quality sediment basins.
  - D) Water quality wet ponds.
  - E) Inlet and outlet protection.
  - F) Silt fencing and/or straw waddles.
  - G) Hydroseeding and revegetation of disturbed areas.
  - H) An erosion control plan will be included in the project Improvement Plans.
9. MM Storm drainage from impervious surfaces constructed with the project (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DPW. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be

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created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(CR/MM)(DPW)**

10. MM Construct new culvert(s) under and across the full width of Laird Road where existing culverts are inadequate to handle existing flows. The culvert(s) shall be designed in accordance with the Placer County Stormwater Management Manual. Existing culverts shall be constructed as a part of the project's frontage improvement requirement to construct one half of a road section. **(MM) (DPW)**
11. The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded or replaced as specified by DPW:
  - A) The existing culverts under Gold Drive. **(CR/MM)**
12. Show the limits of the 100-year flood plain for Miners Ravine and the tributary near and along Laird Road on the Improvement Plans and Informational Sheet(s) filed with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(CR/MM) (DPW)**
13. Show finished house pad elevations 2' above the 100-year flood plain line (or finished floor 3' above) for Lots 1, 7, 8, 15, 16 and 17 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the DPW following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC. **(CR/MM) (DPW)**
14. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project if any which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the DPW for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(CR) (DPW)**
15. Equestrian/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all proposed equestrian/pedestrian trails per Condition # 27, for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map. **(CR) (PD/DFS)**

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## GRADING

16. Any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (*i.e.*, mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. **(CR) (DPW/PD)**
- In addition a qualified biologist shall be present on-site to monitor all grading operations for Laird Road frontage improvements to ensure protected wetlands and riparian areas are avoided.

## ROADS/TRAILS

17. No street lights are required by DPW for this subdivision nor shall any private streetlights be installed within this project's boundaries to protect the night sky.
18. Construct the on site subdivision road to a Rural Minor (Plate 2 LDM) standard modified with 12' paved lanes. All subdivision streets shall be designed to meet 25-mph design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a minimum Traffic Index of 5.5 (Ref. Section 4, LDM). No ditches shall be allowed in cut section without the approval of the DPW. **(CR) (DPW)**
19. Construct one-half of a 32' road section where the project fronts Laird Road, as measured from the existing centerline thereof or as directed by DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7.5, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by DPW. **(CR) (DPW)**

**ADVISORY COMMENT:** If the applicant can demonstrate that the Traffic Index of the existing Laird Road pavement meets the required Traffic Index of 7.5, an overlay of the entire Laird Road width plus widening to one-half of a 32' road section

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may be considered by the DPW as an alternate to reconstructing one-half of the road width. The DPW has final approval over this option.

20. Delineate a Class II bikeway along the project's frontage on Laird Road pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to DPW/DRC review and approval. **(CR) (DPW)**
21. MM Provide school bus/transit turnout(s) to the satisfaction of the California Highway Patrol, local busing provider, and the DPW along Laird Road or as otherwise specified by the DPW. A letter shall be provided from the CHP, which addresses the turnout as shown on the project Improvement Plans prior to their approval. **(CR/MM) (DPW)**
22. MM Construct an Emergency Access Road from Gold Drive to the proposed on site subdivision roadway in the location shown on the Tentative Map to a Plate 1 LDM Standard and/or to the satisfaction of the serving fire district(s) and DPW. **(MM) (DPW)**
23. Construct three turnouts along the existing Gold Drive in the locations shown on the Tentative Map and to the satisfaction of the serving fire district(s) and DPW. **(MM) (DPW)**
24. Construct a left-turn lane at the project entrance on Laird Road. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 40 mph, unless an alternative is approved by DPW. **(CR/MM) (DPW)**
25. Construct a public road entrance onto Laird Road to a Plate 27-1, LDM standard. The design speed of Laird Road shall be 40 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate 27 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7.5, but said section shall not be less than 3" AC/8" Class 2 AB unless otherwise approved by the DPW. **(CR) (DPW)**
26. Public multi-use trails shall be provided in conjunction with the project as follows. Maintenance of all trails shall be by the existing Granite Bay Parks, Trails and Open Space Maintenance and Recreation Improvement District.
  - A) A minimum 15'-wide (or as otherwise approved by the Parks Division) public multi-use trail easement through Open Space Lots A and B and/or along the street right-of-way, as conceptually shown on the Tentative Map and approved by

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the DRC, in consultation with the Parks Division. The trail shall be constructed to the following standards, unless otherwise approved by the Parks Division: A trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be a minimum of 6' (outslope at ½ " per foot). Tread shall be rough graded and compacted. Clearing should be 10' above ground, and 1' on each side of the trail tread. Excessive clearing is undesirable. Occasionally widen the cleared area to allow for passing. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use outslopes, grade dips, water bars, and lead ditches, in conjunction with inslopes or culverts.

The crossing of any wetland areas shall also be reviewed and approved by the DRC, Parks Division, and the Department of Fish and Game, and shall be bridged to provide public safety while preserving the existing wetlands habitat.

Multi-use trails located along main thoroughfares shall be placed as far as practical from the traveled way, while remaining within the right-of-way. **(CR)**  
**(DPW/PD/DFS)**

27. Prior to Building Permit issuance for the private gated entrance features, the applicant shall process an abandonment of the Irrevocable Offer of Dedication to Placer County for a 42'-wide highway easement along the on-site subdivision roadways for road and utility purposes.

28. Prior to Building Permit issuance for the private gated entrance, the Terracina Home Owners' Association shall assign and provide to the Placer County Department of Facility Services Environmental Engineering Division (EED) a combination/code, as identified by the EED, for utility crews to access through the proposed private vehicle entry gate. Prior to the final acceptance of the gate improvement Building Permit, the required access code shall be implemented by the applicant and verified by the EED. Access shall be provided to the Placer County Department of Facility Services utility crews on a 24-hour basis for regular sewer maintenance and emergency response. The combination/code identified by the EED shall not be changed unless otherwise approved by the EED prior to the change occurring.

## **PUBLIC SERVICE**

27. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:
- A) PG&E
  - B) Roseville Telephone
  - C) PCWA

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- D) Placer Union High and Loomis Elementary School District
- E) Placer County Sheriff's Office
- F) The serving Refuse collection company

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, they shall not be required again. **(CR) (DPW)**

28. Prior to the approval of the Improvement Plans, submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from PCWA for domestic water service. The applicant shall connect the project to this treated domestic water supply. **(CR) (EHS)**
29. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:
  - A) Loomis Elementary School District and Placer Union High School Districts
  - B) The Placer County Sheriff's Office **(CR) (DPW)**
30. DPW Create a County Service Area (CSA) Zone of Benefit or annex to an existing CSA Zone of Benefit, if appropriate. The CSA will be established concurrent with and on the Final Map. In the event that the CSA is abolished by the Board of Supervisors, or the CSA is otherwise not able to function, the Homeowners' Association shall be responsible for all services previously provided by the CSA. The CSA shall provide the following services: **(CR) (DFS)**
  - A) Road maintenance **(CR)**
  - B) Storm drainage maintenance for facilities located within public easements including structural/nonstructural stormwater quality enhancement facilities (BMP's). **(CR/MM)**
  - C) ADVISORY COMMENT: Maintenance of detention facilities by the homeowners' association will be required. **(CR/MM)**

## **GENERAL DEDICATIONS / EASEMENTS**

31. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the DPW and DRC: **(CR) (DPW)**
  - A) A 42'-wide private road and public utility and emergency access easement (Ref. Chapter 16, formerly Chapter 19, Placer County Code) along on-site subdivision roadways. Said roads shall be maintained by the Homeowner's Association. **(CR) (DPW)**

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- B) An Irrevocable Offer of Dedication to Placer County for a 42'-wide highway easement (Ref. Chapter 16, formerly Chapter 19, Placer County Code) along on-site subdivision roadways for road and utility purposes. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. **(CR) (DPW)**
- C) Dedicate to Placer County one-half of a 60'-wide highway easement (Ref. Chapter 12, Article 12.08 (formerly Chapter 4, Subchapter 5, Placer County Code) where the project fronts Laird Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the DPW. **(CR) (DPW)**
- D) Designate a "no access" strip on Lot(s) 10, 11 and 17 onto Gold Drive and on Lot(s) 10 and 11 onto Lot E (the emergency access Lot). **(CR) (DPW)**
- E) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(CR) (DPW)**
- F) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(CR) (DPW)**
- G) Slope easements for cuts and fills outside the highway easement. **(CR) (DPW)**
- H) Drainage easements as appropriate. **(CR) (DPW)**
- I) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage retention/detention facilities, as well as water quality enhancement facilities (BMP's). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **(CR/MM) (DPW)**
- J) Landscape easements as appropriate. **(CR)**
- K) Dedicate to Placer County a minimum 15'-wide public multi-use trail easement thru/along Open Space Lot(s) A and B, as shown on the Tentative Map. **(CR) (DPW)**
- L) Dedicate Valley Elderberry Longhorn Beetle (VELB) Habitat Easement to the homeowners' association. Said easements shall be for the

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protection of (VELB) habitats and shall be established as indicated on the tentative map (minimum 25' from the VELB shrubs), on lots #3, 5, 6, 8, and 10 as indicated on the approved Tentative Map. Specific provisions of the easement restrictions shall be contained within the project CC&Rs as deemed appropriate by the DRC. **(CR/MM) (DPW)**

M) \*Dedicate a 20' wide emergency access easement from the on site sub road to Gold Drive across the open space lot as shown on the tentative map

## **VEGETATION AND OTHER SENSITIVE NATURAL AREAS**

32. A Landscape Plan, prepared by a licensed landscape architect or similar professional, shall be submitted and approved by the DRC (and Parks Division if maintenance is provided through a CSA) which: provides landscaping within Lots A & B along the project's frontage on Laird Road. All landscaping and irrigation shall be installed outside of the 100 year flood plain and avoid all wetlands and riparian areas. A preliminary landscape plan shall be submitted for DRC review and approval prior to submittal of the improvement plans.

Plan shall be submitted with the project's Improvement Plans and the landscaping shall be installed to the satisfaction of the County prior to the County's acceptance of the subdivision's improvements. All landscaping shall consist of native-appearing drought-tolerant plant species with a water-conserving drip irrigation system to be installed by the developer prior to acceptance of the subdivision's improvements. The homeowners' association shall be responsible for the maintenance of said landscaping and irrigation.

All areas within the open space lots that are disturbed as part of subdivision improvements, shall be re-established with hydroseeding and planting. A vegetation monitoring program report, prepared by a licensed landscaping architect, shall be submitted annually to the Planning Department for a 2-year period from the date of installation. Said report will define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the homeowners' association.

A letter of credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved MMIP may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080, formerly Section 31.870, of the Placer County Code. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners' association reneges. **(CR/MMIP) (PD/DFS)**

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33. **ADVISORY COMMENT:** This project may be subject to review and approval by the State Dept. of Fish & Game, National Marine Fisheries Services (NMFS), and/or the U. S. Army Corps of Engineers and U.S. Fish and Wildlife Service. It is the applicant's responsibility to obtain such approvals, if necessary, prior to any grading, clearing, or excavation. **(CR) (PD/DPW)**

34. In lieu of 25% of the mitigation for tree removal defined in condition #96, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted may be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to the issuance of a Building Permit, Grading Permit, or any other discretionary permit issued by Placer County.

**ADVISORY COMMENT:** The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. **(CR/MM)**

35. Permanent Protective Fencing: The applicant shall install permanent fencing, as approved by the DRC, with upright posts embedded in concrete along and around all wetland preservation easement boundaries on Lot(s) A, B, 1, 15, 16, 17, 11 and around all VELB easement boundaries on Lots 3, 5, 6, 7, 8, 9 and 10. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas as required by other conditions of this project. Such fencing shall be shown on the projects Development Notebook as well as on the project Improvement Plans. Split-rail fencing shall also be installed on both sides for the pedestrian accesses located between lots 7 and 8 and 9 and 10. **(CR/MM) (PD)**

36. Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- 1) Adjacent to any and all wetland preservation/riparian easements and VELB easements that are within 50' of any proposed construction activity;
- 2) At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. No grading, clearing, storage of equipment or

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